

## **SUMMARY OF PROPOSALS OLD SIXTH WARD HISTORIC PRESERVATION**

### **1. Protected Historic District**

- “No means no provision” – eliminates 90 day waiting period; demolition would not be allowed unless it is a noncontributing structure or the applicant demonstrates economic hardship
- Design Guidelines – covers alteration, rehabilitation, restoration, relocation and new construction.
- Boundaries established by area currently within Historic District.
- Houston Archeological and Historical Commission (HAHC) would have approval authority of Certificates of Appropriateness (COA).

### **2. TIRZ Zoning Plan**

- Two zoning districts would be established: the historic zone and the development zone.
- No use restrictions.
- Performance standards for height, setback, lot size, number of stories and garage location.
- Must meet Pattern Book requirements for Certificate of Appropriateness (COA) for contributing and potentially contributing structures.
- Two step COA approval process: Zoning Board would approve COA and refer to HAHC for final approval.
- Development Permit for new development required.